

KING COUNTY SURPLUS REAL PROPERTY SALE

“ROLPH PROPERTY”

FIXER !!

SINGLE FAMILY RAMBLER with *HUGE*, HIGH-CEILING, 3-CAR GARAGE, on 5-ACRE, FLAT TERRAIN, ADJACENT TO TAYLOR CREEK RESTORATION AREA

SELLING “AS-IS, WHERE-IS”

**SEALED BID OFFERS DUE NO LATER THAN MONDAY, OCTOBER 15th by 2:00 P.M.
SALE CONTINGENT UPON KING COUNTY COUNCIL APPROVAL**

\$270,000 list price

**22629 SE 206th STREET, MAPLE VALLEY POST OFFICE, WASHINGTON, 98038
OFF MAPLE VALLEY HWY 169, JUST NORTH OF CEDAR RIVER
Tax Assessor Parcel #511240-0045
ZONED RA-5**

THOMAS GUIDE MAP - 687 J4 / 688 A4

208th @ Maxwell Road, Maple Valley Area

Entrance to property is on SE 206th Street, right onto third gravel road/driveway east of Maxwell Road

GROUND

Approach house by driving south down gravel road/driveway off 206th

Driveway is a non-exclusive, 30-foot wide road easement that serves as access to Rolph Property. It will also be used by the neighboring house at SE 206th Street and King County wetlands maintenance crews

Territorial view in front yard is uncultivated, open, spacious meadow and treed slope to east

Major tributary fish-bearing Taylor Creek and wetland are adjacent to south and west sides of house

Lot is screened from Maxwell Road by creek & wetland and from neighbor to the south by trees.

Only visible neighbor is at SE 206th on north end of meadow and gravel driveway

***King County may not have all information regarding condition of property or location of utilities.
Some information is provided here.***

WONDERFUL OLD RAMBLER HOUSE ORIGINALLY BUILT IN 1932

Approximately 1,730 square feet in house

Parts of house may have been built without permit

Living room with fireplace area containing older iron stove (chimney outlet not ascertained)

Large partially wainscoted room off kitchen; use as family room w/dining area *OR* formal dining

Pantry off living room just outside kitchen

2 bedrooms, each with wide door openings onto small deck at west side of house

2 full baths

1 interior room with small closet but no windows, possible as office/den

Washer/dryer area in hall outside first bathroom

Unfinished basement with exterior access only

The bedroom and bath at south end of house might serve as a “master suite”, located down short hallway. Bedroom has wide door space opening to deck and small linen closet. It is adjacent, but has no direct access, to full bathroom with nice-sized walk-in closet. Bathroom has sunken tub area, separate shower stall and closeted area for toilet.

Small *unfinished* basement with headroom; outside access only, probably holds well pump

HUGE 3-CAR GARAGE: High ceilings, roll-up doors, workshop area, separate storage room, 2 utility tubs, and ½ bath !!!

Garage may have been built without permit

Garage measures approximately 48’ x 32’

3 bays with cement flooring and roll up doors

East-end garage bay has possible RV height

Two central bays have high ceilings

Car lifts in flooring of two bays

BONUS ROOM ATTACHED TO GARAGE WITH SEPARATE ENTRANCE!!!

Bonus room approximately 12’ x 16’

COSMETIC UPGRADES PERFORMED BY KING COUNTY WERE VANDALIZED.

PROPERTY CURRENTLY DOES NOT HAVE, THE FOLLOWING:

Electrical wiring throughout house & garage; carpeting; window, bath & kitchen fixtures; some cabinet doors; glass doors off both bedrooms; wall heating units; some locks. Other items may have been removed.

UTILITIES - Well and Septic: Information as to location of well, septic tank & field has not been ascertained for purposes of sale. However, it is believed well pump may reside in basement and it is presumed that utilities were operating prior to vandals stripping electric power source.

FORMATION OF NEW BOUNDARIES FOR ROLPH PROPERTY

Original Rolph Property was purchased by King County to contribute land to the very successful Taylor Creek Restoration Project, essentially completed in 2006. Rolph parcel became part of a Boundary Line Adjustment with the parcel just to the north off 206th and the newly-created wetland area to the west. New legal description available and will be confirmed in escrow.

Old address prior to boundary line adjustment was 20648 Maxwell Road SE.

New address is 22629 SE Maxwell Road SE.

The property will be sold subject-to the non-exclusive 30-foot wide gravel road easement allowing access to the Rolph Property AND subject-to a planting easement on north side of house. Area intended as exclusive planting easement is currently bounded by wire fence running north/south parallel to creek; legal description will be confirmed in escrow. Currently on title is a perpetual and exclusive, 60-foot wide, fenced gas pipeline easement to east of gravel road/driveway. Pipe lies underground. Area is fenced and may not be used.

Buyer should research all inquiries regarding the property with associated County agencies prior to submitting offer. Buyer should be aware that if new construction is desired, specific setbacks from the creek as well as from Wetland Buffer (APN 511240-0047) may be required by King County’s Department of Development and Environmental Services.

ADDITIONAL INFORMATION:

Flood plain of Cedar River is the defining 100-year flood plain marker for this area. Buyer should confirm that Rolph Property does not sit within this floodplain.

As viewed in Recorded Survey #L04L0077, south boundary line of Rolph is approximately 60 feet south of garage and about 31 feet south from the SW corner of the house.

Approximate north boundary line of Rolph may be approximately 215 feet north of the fence on the north side of the house. Fence may have been left by former owner and probably used for cordoning livestock.

SHOWING INSTRUCTIONS:

*** NO KEYBOX AT PROPERTY**

*** HOUSE IS BOARDED UP FOR SECURITY**

*** PLEASE DO NOT ATTEMPT ACCESS TO HOUSE OR GARAGE**

*** SHOWINGS BY OPEN HOUSE ONLY**

THURSDAY, SEPTEMBER 20th and WEDNESDAY, OCTOBER 3rd 10 a.m. to 2 p.m.
PLEASE, NO EXCEPTIONS

*** PLEASE DO NOT DISTURB OCCUPANTS OF HOUSE AT NORTH END OF DRIVEWAY**

BID PROCESS:

Use King County *Offer to Purchase Property Form*: <http://dnr.metrokc.gov/wlr/lands/real-estate/index.htm>

Offer to Purchase Property Form Must Be Submitted with \$5,000 Deposit and Proof of Qualifications
(Either Lender pre-approval letter or statement from certified public accountant)

Qualified buyer submitting the highest and best offer wins

Only successful bidder's deposit will be kept by King County Treasurer as good faith deposit to be contributed toward purchase price.

All other deposit checks will be returned uncashed within one calendar week

King County requests Pacific Northwest Title & Escrow Company

Any remaining questions may be directed to King County Surplus Properties Agent (206) 205-5638

ROLPH PROPERTY
22629 SE 206th STREET



Gravel driveway off 206th looking toward house



Front of house looking west;
Creek and wetlands behind house